

## Appendix K

## Comparison of Average Social Security Income and Affordability of Renting a 1-bedroom Apartment

Geographic Area	2006		2020	
	Average Social Security Income for Geographic Area	% of SS Income to rent 1-bedroom apartment	Average Social Security Income for Geographic Area	% of SS Income to rent 1-bedroom apartment
Beaverhead	\$13,016	49.4%	\$18,998	72.7%
Big Horn	\$13,164	52.5%	\$19,144	77.5%
Blaine	\$10,776	51.8%	\$15,722	60.2%
Broadwater	\$11,922	48.0%	\$17,332	61.2%
Carbon	\$13,507	44.9%	\$19,633	66.1%
Carter	\$12,402	51.4%	\$18,632	59.1%
Cascade	\$10,481	57.5%	\$15,391	71.1%
Chouteau	\$12,906	45.9%	\$18,418	50.1%
Custer	\$13,379	42.8%	\$19,377	54.1%
Daniels	\$12,941	50.1%	\$18,658	73.1%
Dawson	\$13,109	46.0%	\$19,344	67.1%
Deer Lodge	\$13,125	45.9%	\$19,337	67.2%
Fallon	\$12,726	47.6%	\$18,354	71.1%
Fergus	\$12,254	49.2%	\$17,367	72.1%
Flathead	\$12,860	42.3%	\$18,351	46.1%
Gallatin	\$13,483	48.8%	\$19,458	92.1%
Garfield	\$13,772	52.4%	\$20,779	69.1%
Gleicher	\$10,848	55.6%	\$15,317	81.1%
Golden Valley	\$10,988	52.1%	\$16,021	66.1%
Granite	\$13,217	45.6%	\$19,271	57.1%
Hill	\$13,464	45.0%	\$19,531	67.1%
Jefferson	\$14,367	40.0%	\$20,948	51.1%
Judith Basin	\$13,197	45.9%	\$19,742	68.1%
Lake	\$12,784	44.8%	\$18,540	48.1%
Lewis & Clark	\$12,891	49.1%	\$18,735	83.1%
Liberty	\$13,014	50.2%	\$18,975	65.1%
Lincoln	\$13,589	42.1%	\$19,314	53.1%
McCone	\$12,950	48.7%	\$18,882	81.1%
Madison	\$12,279	56.3%	\$17,903	83.1%
Meagher	\$12,352	48.8%	\$18,009	71.1%
Mineral	\$11,505	60.1%	\$16,374	88.1%
Missoula	\$13,145	54.6%	\$19,365	136.9%
Musselshell	\$13,195	55.3%	\$19,339	105.8%
Park	\$12,306	49.0%	\$17,542	72.1%
Petroleum	\$13,283	49.6%	\$19,355	94.1%
Phillips	\$10,227	59.0%	\$14,911	86.9%
Pondera	\$12,059	50.0%	\$17,362	73.9%
Powder River	\$13,022	44.0%	\$18,537	46.1%
Powell	\$13,548	44.5%	\$19,753	63.9%
Prairie	\$13,116	46.2%	\$19,144	61.9%
Ravalli	\$12,567	48.0%	\$18,353	73.7%
Richland	\$12,325	53.3%	\$17,970	101.1%
Roosevelt	\$12,874	46.8%	\$18,771	53.5%
Rosebud	\$11,565	52.1%	\$16,652	71.8%
Sanders	\$11,796	46.9%	\$17,399	51.5%
Sheridan	\$12,904	48.9%	\$18,415	81.0%
Silver Bow	\$13,157	45.8%	\$19,333	61.5%
Stillwater	\$13,157	45.8%	\$19,333	61.5%
Sweet Grass	\$12,605	44.4%	\$18,478	51.4%
Teton	\$12,813	47.1%	\$18,381	61.3%
Toole	\$11,659	51.7%	\$16,999	76.2%
Treasure	\$12,959	44.2%	\$18,395	56.1%
Valley	\$12,875	44.5%	\$18,772	56.7%
Treasure	\$11,724	51.4%	\$17,994	75.1%
Valley	\$13,036	46.3%	\$19,707	68.1%
Wheatland	\$12,769	47.2%	\$18,318	69.1%
Wibaux	\$13,079	46.1%	\$19,170	57.5%
Yellowstone	\$13,572	47.0%	\$19,388	62.4%

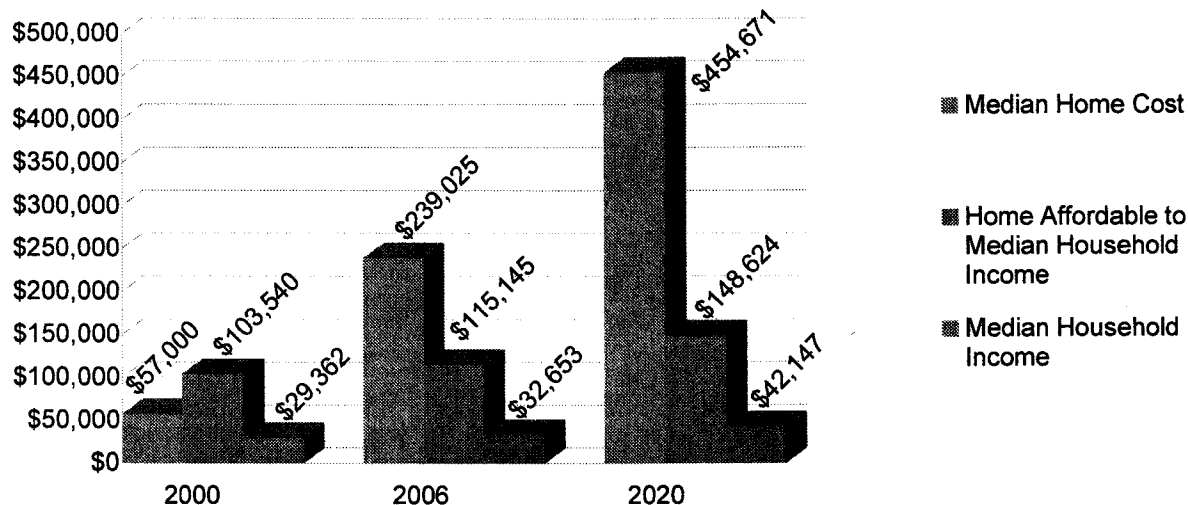
## Housing Statistics and Projections for each county in Montana

This data has been collected by the Housing Coordinating Team for this White Paper in an effort to document the housing affordability problems experienced by Montanans in 2006 and to predict the potential face of the problem in 2020, if no changes are made to current practices and trends.

County:  
**Granite**



### Housing Affordability Gap for Granite County



### Select Occupations Relative to the Affordability of Housing in Granite County

	2006				2020			
	Average Annual Pay	Median Home Cost	* Home Affordability Excess/Shortfall	% of income to rent 2-bedroom apartment	Average Annual Pay	Median Home Cost	* Home Affordability Excess/Shortfall	% of income to rent 2-bedroom apartment
All Wage Earners	\$21,996	\$239,025	(\$161,460)	35.0%	\$22,140	\$454,671	(\$376,600)	68.1%
Licensed Practical Nurse	\$29,280	\$239,025	(\$135,774)	26.3%	\$37,793	\$454,671	(\$321,399)	39.9%
Police Officer	\$38,590	\$239,025	(\$102,944)	20.0%	\$49,810	\$454,671	(\$279,023)	30.3%
Elementary School Teacher	\$32,160	\$239,025	(\$125,619)	23.9%	\$41,511	\$454,671	(\$308,290)	36.3%
Retail Salesperson	\$18,580	\$239,025	(\$173,506)	41.4%	\$23,982	\$454,671	(\$370,101)	62.9%
Senior on the average SSI	\$13,464	\$239,025	(\$191,545)	57.2%	\$19,631	\$454,671	(\$385,444)	76.8%

\* (red) indicates shortfall

### Housing Units and Structure-type data for Granite County

Homeownership rate in 2000 = 74.0%

Households in 2006 = 1,250

% change in population, 2006 to 2020 = 9.0%

% change in households, 2006 to 2020 = 12.0%

### Estimated Housing Units needed by 2020 in Granite County

Housing Units	Units in Poor Condition Lost by 2020	2006 Units in Good Condition, still Available in 2020	Total Housing Units Needed by 2020	Housing Units that must be built or renovated by 2020
<b>TOTAL</b>	476	1,672	1,990	318
<b>Single-family</b>	275	1,280		?
<b>Multi-family</b>	32	52		?
<b>Manufactured Home</b>	169	340		?

The data in the table gives a rough estimate of housing needs and some options for the county in meeting those needs in the future. One option is to focus on rehabilitating the units in poor condition. This will reduce the number of new units needed. The type of new units will be influenced by whether they will be owned or rented. The higher the housing costs relative to incomes, the more expensive both rental and homeownership housing will be and the fewer new homeowners will be created between the years 2006 and 2020.

### % of Median Renter Income to rent a 2-bedroom apartment



Income = \$ 22,675

**2006**



Income = \$ 25,147

**2020**

### % of Income of a Senior on average SSI to rent 1-bedroom apartment



Income = \$ 13,464

**2006**



Income = \$ 19,631

**2020**

The generally accepted standard definition of **Affordable Housing** is that housing costs do not exceed 30% of income.